

**MINUTES
OF THE SOUTH OGDEN CITY
COMMUNITY DEVELOPMENT AND RENEWAL AGENCY BOARD MEETING
Held Tuesday, February 5, 2013 in the Council Chambers of City Hall**

BOARD MEMBERS PRESENT

Chairman James F. Minster, Board Members Brent Strate, Russell Porter and Bryan Benard

STAFF MEMBERS PRESENT

City Manager Matt Dixon, Parks and Public Works Director Jon Andersen, City Attorney Ken Bradshaw, Administrative Services Director Kristen Hansen, Chief of Police Darin Parke, Fire Chief Cameron West, Finance Director Steve Liebersbach and Recorder Leesa Kapetanov

CITIZENS PRESENT

Jim Pearce, Kirt Freeland

(Motion from city council meeting to enter CDRA Board Meeting):

Council Member Porter moved to leave city council meeting and convene as the Community Development and Renewal Agency Board. The motion was seconded by Council Member Benard. All present voted aye.

I. CALL TO ORDER

Chairman Minster called the CDRA Board Meeting to order at 6:49 p.m. and moved to the first item on the agenda.

II. CONSENT AGENDA

A. Approval of June 19, 2012 CDRA Minutes

Chairman Minster read the consent agenda and asked if there were any questions concerning the minutes. There were no questions, so he called for a motion.

Board Member Porter moved to approve the consent agenda, item A, as presented. Board Member Strate seconded the motion. Board Members Benard, Porter and Strate all voted aye.

The minutes were approved.

Chairman Minster then read the next item on the agenda and asked City Manager Dixon to lead the discussion.

III. DISCUSSION /ACTION ITEMS

A. Discussion on City's Participation in a Development in the CDRA Northwest Project Area

City Manager Dixon explained that Kirt Freeland, a property owner in the Northwest Project Area, had approached the city to see if it could help in any way with his redevelopment plans. It was a relatively small project, but would have many benefits, not only in property taxes, but in revitalization of the area. Mr. Dixon indicated Mr. Freeland was present and would like to tell the board of his plans. Mr. Freeland began passing some information to the board, at which point City Attorney Bradshaw voiced his concerns that what he saw was a presentation about to happen; if so, this should have been noticed as a public hearing so others would have the opportunity to offer their views as well. The council could have discussion amongst themselves on the matter as much as they wanted. During such a deliberation, they had the right to ask someone to come forward to provide clarifying information; but that was much different than having someone come forward with a presentation that was of fundamental importance to that person. Such a presentation should take place in a public hearing. The information Mr. Freeland had passed out was set aside, and Mr. Dixon said to the council that staff was looking for direction for the project; was the board interested in looking at it and participating in it? If so, staff would draft a participation agreement, call another meeting and have a public hearing.

Board Member Benard asked Mr. Freeland if this redevelopment project would have the look of a strip mall, and how many stores would be there. Mr. Freeland said besides his two business, there would need to be two to three additional tenants in order for him to be able to make the project financially viable.

Board Member Strate asked Mr. Freeland what he thought would bring success for this venture. Mr. Freeland answered that because he would have two viable businesses already to move into the development, it would help. He also hoped that having a new building would draw future tenants and it would help revitalize the area. He hoped it would drive redevelopment in the area. The three existing residential homes were very hard to manage, either as residences or businesses.

City Manager Dixon asked Mr. Freeland if the agency board would be able to have some input into the building. Mr. Freeland said he would welcome input from the city, but it had to be economically feasible for him and allow him to put two or three more tenants there besides his own two businesses.

Board Member Strate asked who owned the last building to the north. Mr. Freeland said an insurance agency owned it, and he hoped they would want to become part of his development. He had also contacted the property owner on the corner, the VanKampens, but they had not expressed any interest.

Chairman Minster asked if it was the board's consensus to go ahead with participation in the project. The board agreed.

IV. ADJOURN

Chairman Minster then called for a motion to adjourn the CDRA Board Meeting and reconvene as the South Ogden City Council.

Board Member Benard moved to adjourn the Community Development and Renewal Agency Board Meeting and reconvene as the South Ogden City Council. Board Member Porter seconded the motion. In a voice vote, Board Members Strate, Benard and Porter all voted aye.

The CDRA Board meeting was adjourned at 7:11 p.m.

I hereby certify that the forgoing is a true, accurate and complete record of the South Ogden City Community Development and Renewal Agency Board Meeting held Tuesday, February 5, 2013.



Leesa Kapetanov, Board Secretary

Date approved by the CDRA Board May 7, 2013